

INFORMATION REPORT INFORMATION

CENTRAL INTELLIGENCE AGENCY

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Concerning Housing of Foreign Diplomats
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THIS IS UNEVALUATED INFORMATION.

The 3-page instruction concerns conditions for renting buildings and locations to diplomatic representatives in Poland commencing in 1962. 50X1-HUM

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Information

On the conditions for leasing buildings and premises to diplomatic representations in Poland.

The number 56 issue of Monitor Polski, dated 24 July 1961, item number 247, contains the directive of the Minister of Communal Economy on the conditions for leasing buildings and premises by diplomatic representations, consular offices, as well as institutions and persons enjoying the diplomatic privileges. At the end of September 1961, after approval with the Diplomatic Protocol, the Presidium of the People's Council in the city of Warsaw notified all diplomatic representations in Warsaw that rentals will be changed. In its notification, the Presidium also notified that by 30 October 1961 the diplomatic representations will receive a list of rentals which will become effective 1 January 1962.

In the directive dated 17 March 1953 (M.P. number A-37, item 467, and of 1958, number 52, item 309) the following changes have been made:

Up to now

a. allocations by name for each member of the personnel of a unit were in effect. Now, instead of allocations, a single permission to the proper Presidium of the People's Council of a city, in which the building or premise is located, is issued to lease a building or premise

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to a designated unit. Permissions by name are no longer issued.

b. Decisions issued up to now on allocations for buildings or premises are considered as permissions in accord with the regulations of the new directive.

c. Permission does not mean a legal title to occupy the premise; it is only a basis for concluding a lease.

d. A lease or rental agreement is concluded by the Presidium of the People's Council of a city with the diplomatic representation.

e. The amount of the rental fee is established in the agreement. Rental fee is figured in accord with the rate per square meter of usable surface area of the premise, ranging from 24 zloty (one dollar) to 36 zloty (1.5 dollars). Rates depend upon the location of the premise and its equipment. Useable surface area means the entire surface of the premise of the building, that is, the surface area of the residential area, of the office area, housekeeping area, corridors, and similar areas.

f. Rental rates for residential and for office areas are the same. Heretofore, the rental fee in effect was 6 zloty per square meter of usable surface area for residential areas, and 17-23 zloty per square meter of useable surface area for office areas.

g. Rental agreements should be made in accord with the foreign exchange regulations. Rental fees should be made by the representations from the foreign exchange account exclusively.

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h. A rental fee for places occupied on 1 August 1961 will be increased starting 1 January 1962. But places rented as of 1 August 1961 will be covered by the new rental fee.

In connection with the above mentioned principles, rental fee for residential places is increased on an average of 4-6 times, and rental fee for useable areas, 1.5-2 times. The rates are guiding principles; whenever possible the rental fee for the premise is adjusted to the amount of the rental fee that we pay comparatively in a given country.

Rates are the base for internal ^{ac}counting, which will not be revealed. To the rental fee will be added charges for central heating, hot water, and other services. The total sum will be the monthly rental fee agreed upon.

Now under plan is the construction of special housing of higher standard and better outfitting exclusively for the personnel of diplomatic representation.

In connection with the probable inquiries at our managers of our foreign circles or units on the matter of increased rental fees for diplomatic circles or units and their personnel in Poland, the reasons for this are as follows:

1. The rental fee up to now in accord with the rate of six zloty per square meter was in Poland entirely too low in relation to the amount of rental fee that we pay in capitalist countries. For example, a large residential area with a surface area of 100 square meters had cost 600 zloty per month, or 25 dollars.

2. In countries of People's democracy where exist bureaus called the Diplomatic Corp Service—we also pay higher rental fee; moreover, recently they were greatly increased, for example, ⁱⁿ Hungary and Czechoslovakia.

3. Rental fee for living quarters in Poland for our citizens is calculated at a very low rate because living quarters ^{are} considered as a service of the state to the citizen and should be treated as payment in kind. The state not only finances the construction of housing, but also assumes the cost of the exploitation of the housing. Naturally, there is no basis that Poland should assume the costs of foreign citizens who have their source of maintenance abroad and who live in Poland ^{while} on service duty.

4. Polish citizens must abide by the housing standard, which recently has been made more strict because of housing difficulties ^{In Warsaw it} is seven square meters of residential area per person. Standards do not pertain to foreign personnel of the diplomatic representation. For example, one person can rent three rooms with kitchen.

5. In taking new living quarters a deposit of 120 zloty (5 dollars) per square meter of usable surface area must be paid. Foreign personnel of diplomatic representation ~~does~~ not have to make this deposit.

6. The introduction of new rental fees is entirely in accord with the principle of reciprocity. Of course, there is the possibility of applying mutual adjustments, if some nation will take such an initiative.

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7. The directive was published 24 July 1961. In regard to premises rented on that date, the increased rental fee does not become effective until 1 January 1962; hence, there is time to make changes in budgets. In urgent cases, a postponement will be possible of a payment until the time of the settlement of budget formalities, taking into consideration that the contracting party to the agreement will always be the diplomatic representation and not the member of the personnel of the

The following show the changes in rental fees:

1. Three-room living quarters with kitchen, with an area of 66 square meters (including central heating, hot water, and elevator, in Srodmiescie, previously 580 zloty (\$24), now 2,022 zloty (\$84.25) per month.
2. A residence on Saska Kepa, with a surface area of 660 square meters, a garage 76 square meters, a garden, rental fee up to now 4,600 zloty (191 dollars); rental fee now, about 4,000 zloty (\$1,000) per month (without heat and charges for water).
3. Embassy Headquarters, Aleje Ujazdowskie, surface area 2,540 square meters, a basement and storage place of 380 square meters, garage 154 square meters, rental fee up to now 40,136 zloty (1,671.25 dollars;) rental fee now 91,340 zloty (3,810 dollars).

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